



THE HOUSES SPECIFICATIONS

BUILDING WARRANTY

- HomeBond 10 year structural warranty

KITCHENS

Individually designed and installed to include:

- Soft close doors and drawers
- Under cabinet lighting
- Branded integrated appliances: Dishwasher, Larder Fridge, Larder Freezer, Multi function oven, Microwave, Ceramic Hob & Extractor hood
- Stone worktop and upstand with grooved drainer and under mount sink
- Brushed stainless steel sockets above worktops
- Stainless steel sink and mixer tap

UTILITY ROOM

- To match kitchen units and worktops
- Stainless steel sink with mixer tap
- Space with services for washing machine and tumble dryer

BATHROOM / EN-SUITES

- Polished chrome brassware
- Porcelain tiles to bath panel, floors and selected walls
- Polished chrome heated towel rail
- Mirrored Vanity cabinets over basin and WC with shaver socket

INTERIOR FINISHES

- Smooth finish to all walls and ceilings, painted in white emulsion
- All joinery painted in white satin wood
- Flush painted doors with satin finish ironmongery
- Contemporary grooved skirting and architrave
- Porcelain tiling laid to kitchen, WC, bathrooms, utility room and en-suites

HEATING & VENTILATION SYSTEMS

- Pressurised hot & cold water supplies to bathrooms & en-suites
- Gas fired central heating system to radiators
- Continuous mechanical extract ventilation system with humidity control

ELECTRICAL FITTINGS

- Recessed LED down lighters to kitchen, bathroom / en-suite, WC and utility room
- Pendant fitting for feature light fitting (by purchaser) to hallway, landing, bedrooms and living / dining rooms
- External power socket to rear garden
- TV points (for Virgin Media) to living room, kitchen and bedrooms
- Data cabling (for internet/broadband/telephones) to living room, family room and bedrooms
- Roof mounted photovoltaic panels serving each house

SECURITY & SAFETY

- Hard wired security alarm installation
- Mains powered smoke detectors to hallways, sitting room, family room, bedrooms and heat detector to kitchen
- Carbon monoxide detector adjacent to gas boiler

EXTERIOR

- Private carport with parking for 2 cars with automated carport door
- Private rear garden with access from carport
- Garden tap
- Glazed patio doors
- High performance UPVC double glazed windows
- Hardwood front entrance door with multi point locking

COMPLETION & HANDOVER

- Comprehensive handover pack will be included with the sale of each house



TO CITY CENTRE

44 mins / 32 bus

TO AIRPORT

35 mins / 102 bus



TO CITY CENTRE (O'Connell Street)

Via R107 - 38 mins - 17km
Via R106 - 36 mins - 19km

TO AIRPORT

Via R106 / R132 / M1
16 - 22 mins - 10km



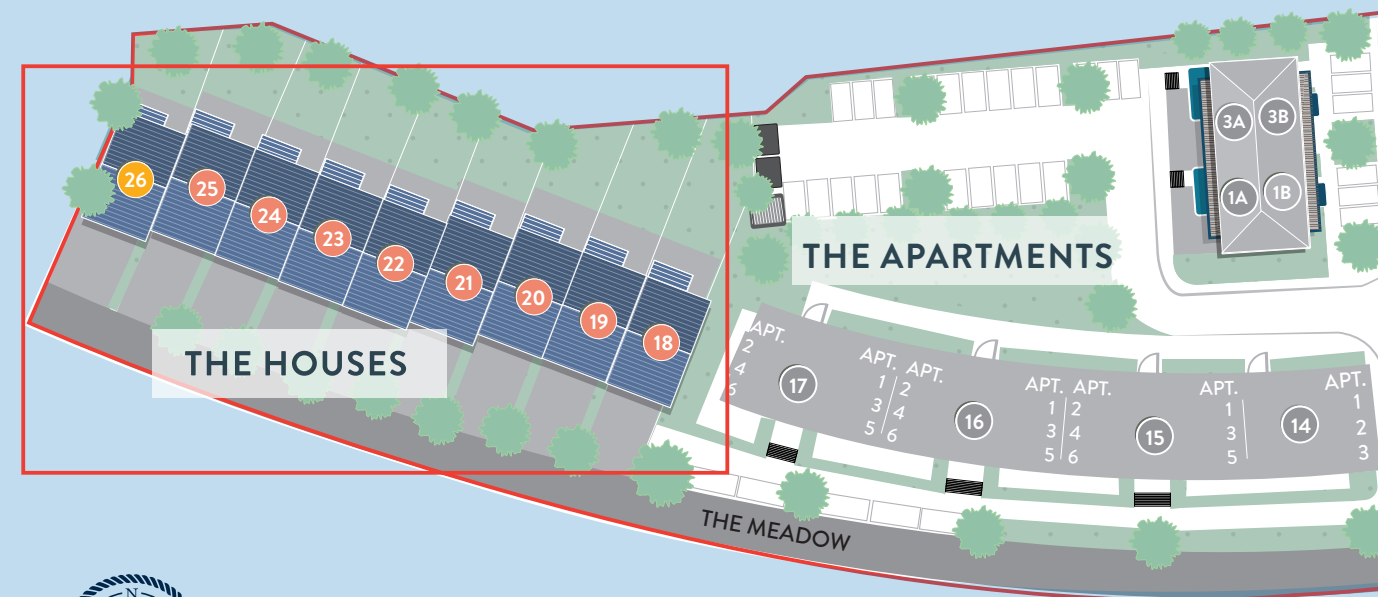
20 minutes to Malahide Village



DART

19 mins to Dublin Connolly

TYPE R 4 Bed Mid Terrace House



SITE PLAN

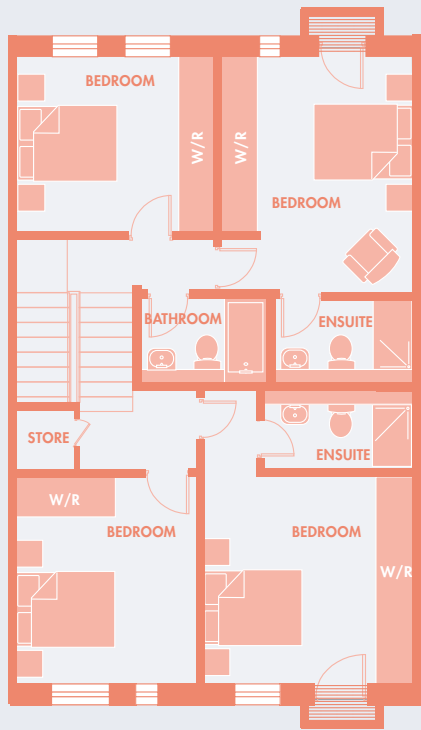
Plans are for illustrative purposes only. Layouts may vary.

HOUSE TYPE R

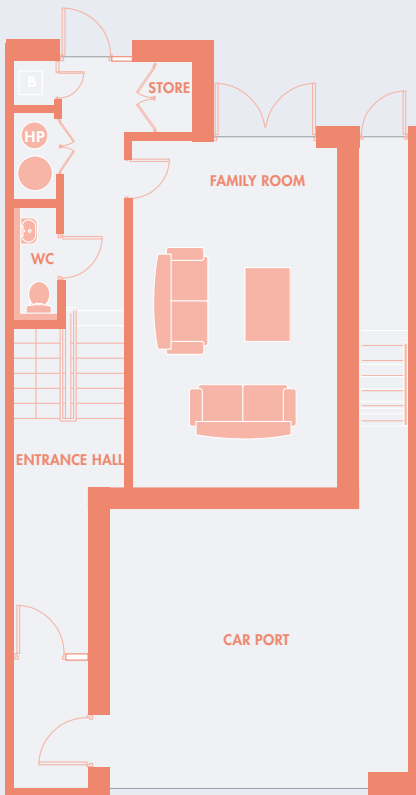
4 BEDROOM

Mid Terrace House

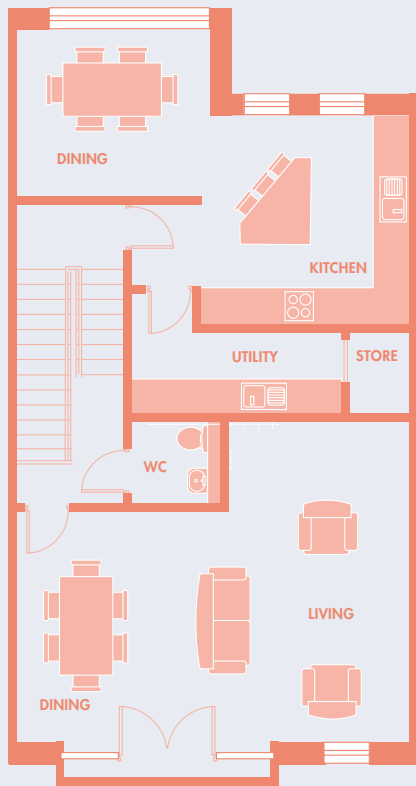
219 sq.m / 2357 sq.ft



Second Floor



Ground Floor



First Floor

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HOLLYBROOK



ROBSWALL

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